

NOTICE ABOUT DECISION - STATEMENT OF REASONS

The following information is provided in accordance with Section 63(5) of the Planning Act 2016

The development application for:

Proposed Development:	Building Work Assessable Against the Planning Scheme	
Application No:	060.2017.275.001	File Refs: A11625 & LG7.6.1
Street Address:	35 North Street, Chinchilla	
Real Property Description:	Lot 1 on RP79831	

On 31 July 2017, the above development application was:

- approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The proposed carport is for storage of vehicles only and will remain open at all times and therefore will not affect the flow of stormwater or flood water through the property.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

Benchmarks Applying to the Development

Western Downs Planning Scheme 2017

- Flood Hazard Overlay Code
- Stormwater Overland Flow Path Overlay Code

3. Compliance with Benchmarks

Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark
Flood Hazard Overlay Code AO4.1 Where for Material Change of Use or Building Work - Buildings, including extensions to existing buildings, are: (a) not located within an Extreme Flood Hazard Area on Flood Hazard Overlay Map (OM-004); or (b) elevated above the defined flood level; and (c) elevated above the defined flood level plus 300mm freeboard where for habitable rooms within a dwelling.	The proposed carport will remain open at all times and conditions were placed on the development to ensure this. No earthworks will be undertaken to facilitate the development. The proposed development will therefore not affect the flood conveyance capacity of the premises. Further, the carport is non-habitable and will not increase the number of persons living on the site.
Stormwater Overland Flow Path Overlay Code AO1.1 Where for Material Change of Use or Building Work - No buildings are located within a Major Flow Path or Minor Flow Path identified on Stormwater Overland Flow Path Overlay Map (OM-012).	The proposed carport will remain open at all times and conditions were placed on the development to ensure this. No earthworks will be undertaken to facilitate the development. The proposed development will therefore not affect the hydraulic capacity of the stormwater flow path.